

ORDINANCE NO. 15-_____

BE IT ORDAINED by the City Council of the City of Huntsville, Alabama, as follows:

Section 1. The City Council of the City of Huntsville, Alabama, finds that an application has been presented to the City of Huntsville requesting a vacation of utility and drainage easement; that the applicant has represented to the City of Huntsville that Nance Road Investment Partners, LLC, is the owner of the property across which said easement lies; that said easement, or portion being vacated, is not presently used and is no longer needed for a public or municipal purpose.

Section 2. Pursuant to the findings in Section 1 hereinabove, the Mayor of the City of Huntsville, Alabama, is hereby authorized, requested and directed to execute a quitclaim deed vacating the easement hereinafter described, said deed being substantially in words and figures as follows, to-wit:

STATE OF ALABAMA)
)
COUNTY OF MADISON)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned **CITY OF HUNTSVILLE**, an Alabama municipal corporation, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) in hand paid by **Nance Road Investment Partners, LLC**, a **Georgia limited liability company**, hereinafter referred to as Grantee, and other good and valuable considerations, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, quitclaim, and convey unto the Grantee, all of the Grantor's right, title, interest and claim in and to the following described real estate situated in the City of Huntsville, County of Madison, State of Alabama, to-wit:

EASEMENT No. 1

BEGIN AT THE NORTHWEST CORNER OF LOT 2 ACCORDING TO THE MAP OF SURVEY OF STRONG COMMERCIAL CENTER SUBDIVISION PHASE II, A RESUBDIVISION OF LOTS 2 AND 3 OF STRONG COMMERCIAL CENTER SUBDIVISION PHASE I, A RESUBDIVISION OF LOT 2 OF STRONG COMMERCIAL CENTER SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 20140401000168070 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA, THENCE SOUTH 12 DEGREES 32 MINUTES 46 SECONDS EAST A DISTANCE OF 30.20 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING, THENCE FROM THE TRUE POINT OF BEGINNING NORTH 77 DEGREES 27 MINUTES 14 SECONDS EAST A DISTANCE OF 71.52 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET, (CHORD BEARING SOUTH 15 DEGREES 54 MINUTES 47 SECONDS EAST, CHORD DISTANCE 6.06 FEET) AN ARC DISTANCE OF 6.06 FEET TO A POINT; THENCE SOUTH 13 DEGREES 44 MINUTES 35 SECONDS EAST A DISTANCE OF 250.44 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET, (CHORD BEARING SOUTH 45 DEGREES 16 MINUTES 19 SECONDS EAST, CHORD DISTANCE 83.67 FEET) AN ARC DISTANCE OF 88.05 FEET TO A POINT; THENCE SOUTH 76 DEGREES 48 MINUTES 04 SECONDS EAST A DISTANCE OF 18.11 FEET TO A POINT; THENCE SOUTH 77 DEGREES 43 MINUTES 59 SECONDS WEST A DISTANCE OF 160.19 FEET TO A POINT; THENCE NORTH 12 DEGREES 32 MINUTES 46 SECONDS WEST A DISTANCE OF 181.90 FEET TO A POINT; THENCE NORTH 05 DEGREES 39 MINUTES 22 SECONDS EAST A DISTANCE OF 68.95 FEET TO A POINT; THENCE NORTH 12 DEGREES 32 MINUTES 46 SECONDS WEST A DISTANCE OF 86.50 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.71 ACRES MORE OR LESS

EASEMENT No. 2

BEGIN AT THE SOUTHWEST CORNER OF COMMON AREA "A" ACCORDING TO THE MAP OF SURVEY OF STRONG COMMERCIAL CENTER SUBDIVISION PHASE II, A RESUBDIVISION OF LOTS 2 AND 3 OF STRONG COMMERCIAL CENTER SUBDIVISION PHASE I, A RESUBDIVISION OF LOT 2 OF STRONG COMMERCIAL CENTER SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 20140401000168070 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA, THENCE NORTH 12 DEGREES 32 MINUTES 46 SECONDS WEST ALONG THE WEST BOUNDARY SAID COMMON AREA "A" A DISTANCE OF 10.00 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING CONTINUE ALONG SAID WEST BOUNDARY NORTH 12 DEGREES 32 MINUTES 46 SECONDS WEST A DISTANCE OF 260.44 FEET TO A POINT; THENCE NORTH 77 DEGREES 33 MINUTES 15 SECONDS EAST A DISTANCE OF 48.58 FEET TO A POINT;

THENCE SOUTH 12 DEGREES 32 MINUTES 46 SECONDS EAST A DISTANCE OF 260.35 FEET TO A POINT;

THENCE SOUTH 77 DEGREES 27 MINUTES 14 SECONDS WEST A DISTANCE OF 48.58 FEET TO A POINT;

WHICH IS THE POINT OF BEGINNING, AND CONTAINING 0.29 ACRES MORE OR LESS

EASEMENT No. 3

BEGIN AT THE SOUTHWEST CORNER OF COMMON AREA "A" ACCORDING TO THE MAP OF SURVEY OF STRONG COMMERCIAL CENTER SUBDIVISION PHASE II, A RESUBDIVISION OF LOTS 2 AND 3 OF STRONG COMMERCIAL CENTER SUBDIVISION PHASE I, A RESUBDIVISION OF LOT 2 OF STRONG COMMERCIAL CENTER SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 20140401000168070 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA, THENCE NORTH 12 DEGREES 32 MINUTES 46 SECONDS WEST ALONG THE WEST BOUNDARY SAID COMMON AREA "A" A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 77 DEGREES 27 MINUTES 14 SECONDS EAST A DISTANCE OF 58.58 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING NORTH 12 DEGREES 32 MINUTES 46 SECONDS WEST A DISTANCE OF 260.65 FEET TO A POINT;

THENCE NORTH 77 DEGREES 31 MINUTES 51 SECONDS EAST A DISTANCE OF 130.06 FEET TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, (CHORD BEARING SOUTH 39 DEGREES 48 MINUTES 55 SECONDS WEST, CHORD DISTANCE 8.25 FEET) AN ARC DISTANCE OF 8.29 FEET TO A POINT;

THENCE SOUTH 49 DEGREES 18 MINUTES 53 SECONDS WEST A DISTANCE OF 35.64 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET, (CHORD BEARING SOUTH 20 DEGREES 00 MINUTES 46 SECONDS WEST, CHORD DISTANCE 78.31 FEET) AN ARC DISTANCE OF 81.83 FEET TO A POINT;

THENCE SOUTH 09 DEGREES 17 MINUTES 22 SECONDS EAST A DISTANCE OF 172.91 FEET TO A POINT;

THENCE SOUTH 77 DEGREES 27 MINUTES 14 SECONDS WEST A DISTANCE OF 40.14 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.33 ACRES MORE OR LESS.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused this quitclaim to be signed in its behalf by its Mayor and attested by its Clerk-Treasurer, this the 12th day of February, 2015.

CITY OF HUNTSVILLE, ALABAMA,
a municipal corporation

By:

Tommy Battle, Mayor

ATTEST:

By: _____
Charles E. Hagood
Clerk-Treasurer

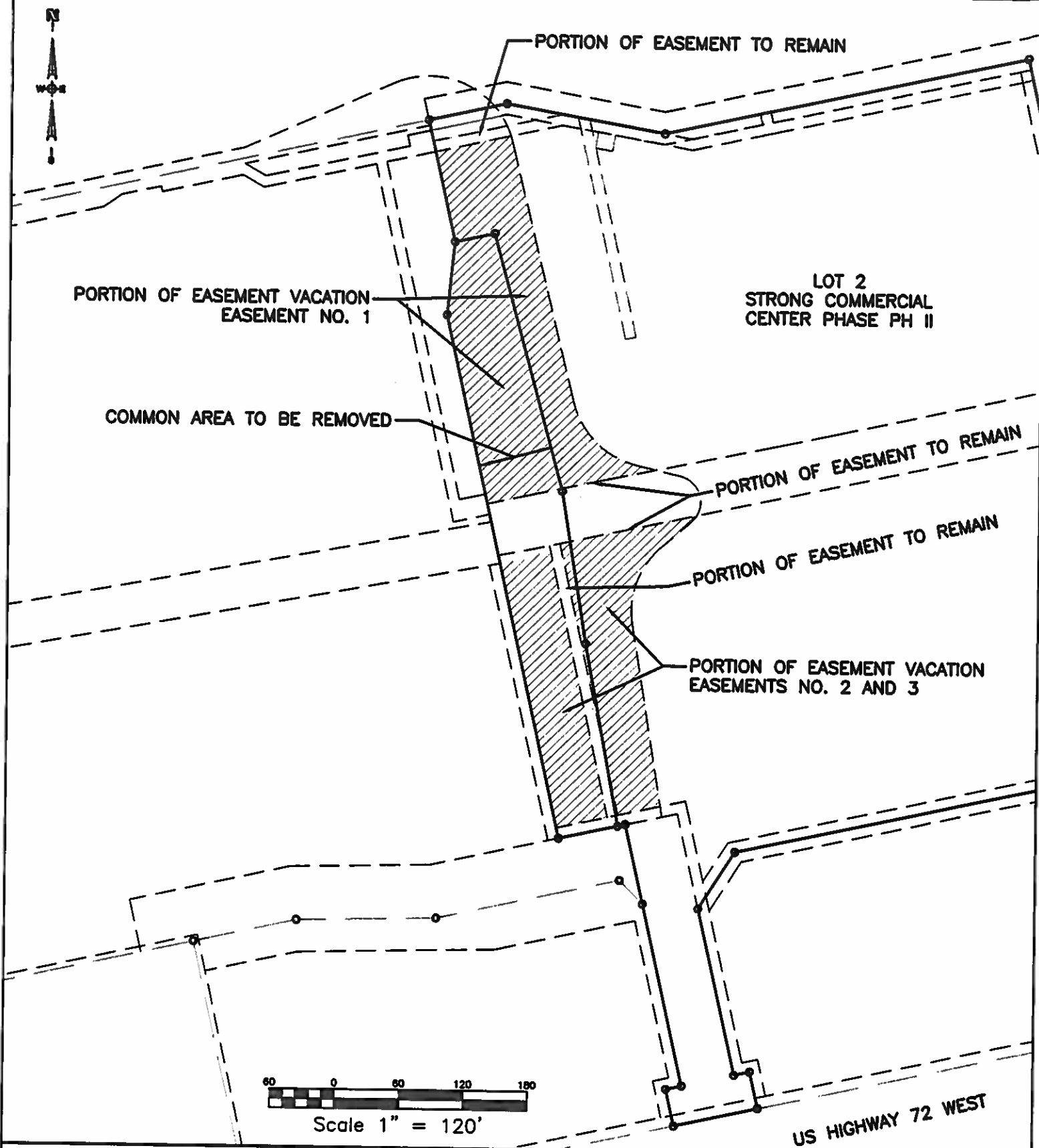
STATE OF ALABAMA)
 :
COUNTY OF MADISON)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Tommy Battle and Charles E. Hagood, whose names as Mayor and City Clerk-Treasurer, respectively, of The City of Huntsville, Alabama, a municipal corporation are signed to the foregoing document, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as such officers and with full authority, executed the same for and as the act of said corporation on the day the same bears day.

GIVEN under my hand and official seal this the 12th day of February, 2015.

Notary Public

THIS INSTRUMENT PREPARED BY:
Pugh Wright McAnally, Inc
310 8th Avenue, NE
Decatur, Alabama 35601



EASEMENT VACATION -- STRONG COMMERCIAL CENTER PHASE II

DRAWING DATE: 01-21-15

DRAWN BY: RWH

APPROVED BY: RWH

JOB No. 638-14

SCALE: 1" = 120'

PG. XX OF XX

Ordinance No. 15-_____ (Cont.)
Nance Road Investment Partners, LLC

ADOPTED this the 12th day of February, 2015.

President of the City Council
of the City of Huntsville, Alabama

APPROVED this the 12th day of February, 2015.

Mayor of the City of
Huntsville, Alabama